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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HARP ESTATE SITE PLAN
(PROPOSED 130 UNITS MULTI-FAMILY)
PROJECT LOCATION: TEMPLE HILL ROAD (NYS RT. 300)
SECTION 65 – BLOCK 2 – LOTS 1.1, 1.2, & 3
PROJECT NUMBER: 01-41
DATE: 13 JUNE 2001
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF THE 3
TAX PARCELS WITH 130 MULTI-FAMILY HOUSING UNITS. THE
PLAN IS BEING REVIEWED ON A CONCEPTUAL BASIS ONLY.

1. The property is located in the R-5 Zoning District of the Town. It is also in the designated Historic Corridor (400 ft. back from right-of-way).


The “required” bulk information shown on the plan appears correct for the zone and use group, although FAR should be added and indicated as “N/A”. The use should be noted as A-11.

Some questions exist with regard to zoning compliance, as follows:

- a. The bulk table indicates are of 14.77 ac, and the density calculation indicates an area of 20.92 ac. The areas of the involved parcels must be clarified (also see next comment).
 - b. For the density calculation, a “net” value must be used for the area. Subtractions for all roads, easements and other deduct values must be subtracted per section 48-37 of the code. This will result in a corrected value for the permissible number of units.
2. The plan acknowledges a possible thru connection (or at minimum a Town easement or right-of-way dedication offer) from Old Forge Hill Road to Temple Hill Road, although this area is shown to be developed. If this is in fact an area reserved for a Town road, this may not be permissible. This must be resolved.

3. I reviewed the plan on a very conceptual basis, and have the following comments:
- a. The application/plans may also be subject to Chapter 28 of the Town Code. Compliance with that section must be verified and documented on subsequent plans, as applicable.
 - b. The application/plan may also be subject to Section 48-21 F of the Zoning Code. Compliance with that section must be verified and documented on subsequent plans, as applicable.
 - c. The plan notes existence of 3 tax lots in support of the application. All lots involved in the site plan will need to be combined should a site plan be approved in the future. A note should be added to the plan at this time.
 - d. Two access points are shown to Rt. 300 as part of the application. The locations will need evaluation for sight distance, etc. as part of the review with the NYSDOT. A referral to the DOT should be made once more complete plans are received.
 - e. It is my understanding that municipal water and sewer are proposed for this project. The applicant should verify what water and sewer districts the properties are contained in (on the plan), and the appropriate Town departments verify adequate capacity to serve the project.
4. The Planning Board may wish to authorize the circulation of a Lead Agency coordination letter, to begin the SEQRA review process. My understanding is that NYSDOT, OCDOH and possibly NYSDEC are involved agencies.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
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